



4 Derwent Drive, Kendal - LA9 7PB

Guide Price £275,000





4 Derwent Drive

Kendal

This three-bedroom, one-bathroom link detached house offers a layout ideal for modern family living. The heart of the home is the light-filled kitchen. Windows and glass doors ensure the kitchen and adjoining reception space are bathed in natural light, creating a bright and welcoming atmosphere perfect for entertaining or relaxing with loved ones. The reception room is enhanced by generous seating space. Upstairs, the bedrooms are well-proportioned offering a versatile environment for rest, study, or personal retreat.

A highlight of this property is its outstanding garden and outdoor spaces. The home boasts a beautiful garden with lush greenery, vibrant flower beds, and mature privacy hedges - ideal for family gatherings or peaceful relaxation. Patio areas, accessed via sliding glass doors, provide seamless indoor-outdoor living and are perfect for outdoor dining or entertaining guests. Practicality is further enhanced by a spacious driveway offering ample off-road parking, an integrated garage for additional storage, and a well-maintained front garden boosting the kerb appeal.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Hallway

14' 2" x 5' 8" (4.33m x 1.73m)

Living Room

14' 1" x 10' 1" (4.30m x 3.08m)

Kitchen

16' 1" x 9' 5" (4.91m x 2.88m)

Bedroom 1

9' 3" x 6' 7" (2.82m x 2.00m)

Bedroom 2

12' 2" x 9' 5" (3.70m x 2.87m)

Bedroom 3

11' 5" x 7' 4" (3.49m x 2.23m)

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

Garage

26' 3" x 10' 3" (8.01m x 3.13m)

Wc

4' 9" x 3' 0" (1.45m x 0.92m)



GARDEN

Private garden with raised patio

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



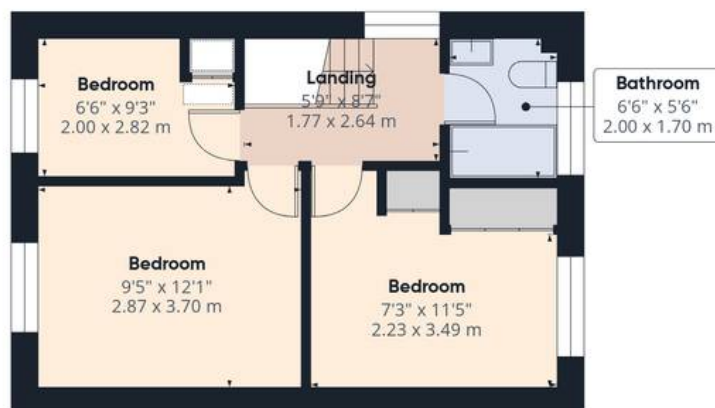


Ground Floor

Approximate total area⁽¹⁾

991 ft²

92.1 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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